



70 Wallsend Street, Collie




## Neat, Tidy & Move-In Ready

Welcome to 70 Wallsend Street, Collie - a neat, tidy, and well-presented home that beautifully combines classic character with modern comforts. This property offers a perfect opportunity for first-time home buyers to enter today's market, featuring a well-maintained, character-filled home in a convenient and highly sought-after location. With versatile living spaces, modern amenities, and an inviting outdoor area, it's an ideal choice for those looking to secure their first home with style, comfort, and ease.

### WHY BUY ME:

- Kitchen with reverse cycle air-conditioning, meters woodstove, gas hotplates, oven and new lino flooring
- Freshly painted open plan living and dining area with log fire, ceiling fan, reverse cycle air conditioning and new carpet underfoot
- Separate lounge room with gas heater, brick mantle and roller blinds

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$429,000

### AGENTS

Mitch Davidson  
0408 910 337  
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Emily Chappell  
0447 340 344  
emily.chappell@ljhsouthwest.com.au

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880



- Outdoor laundry with double wash trough Queen size master bedroom with ceiling fan, roller blinds and carpet underfoot
- One minor bedroom with roller blinds and carpet underfoot
- Additional freshly painted sleepout
- Main bathroom with vanity, shower and W/C
- Beautiful decorative cornices and Jarrah leadlight doors throughout the home
- Paved outdoor patio area
- Side access to the property
- Garden and woodsheds
- Established gardens and fruit trees

Act quickly before its too late! Book your own private viewing today with Mitch on 0408 910 337 or Emily on 0447 340 344.

Land Rates: Approx \$1,819.50 p.a  
 Water Rates: Approx \$1,603.19 p.a  
 Block Size: 696m<sup>2</sup>  
 Zoning: R15  
 Year Built: 1938

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	18X7HND
Property Type	House
House Size	81 m <sup>2</sup>
Land Area	696 m <sup>2</sup>

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
 mitch.davidson@ljhsouthwest.com.au

### Emily Chappell 0447 340 344

Bunbury Representative for Mitch Davidson “ Collie |  
 emily.chappell@ljhsouthwest.com.au

### LJ Hooker Property South West WA (08) 9791 6880

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